

196675

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

RECEIVED FOR RECORD
—Min. Past 2:30 clock PM

AUG 15 1986

Recorded in Official Records
of Riverside County, California
William E. Smith
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: C-17-845
Indiana Avenue and Tyler Street

11559

GRANT DEED

SPRUCE GROVE, INC., a California corporation, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of Lot 1 in Block 37 of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the southeast corner of said Lot 1, said corner also being a point in the southwesterly line of Tyler Street (80 feet wide), as shown by said map;

THENCE North 34° 19' 25" West, along said southwesterly line, a distance of 185.07 feet;

THENCE North 67° 25' 53" West, a distance of 27.46 feet to a point in a line parallel with and distant 11.00 feet southeasterly, as measured at right angle, to the southeasterly line of Indiana Avenue (66 feet wide), as shown in Book 2, Page 150 of State Highway Maps, records of said Riverside County;

THENCE South 55° 40' 55" West, along said parallel line, a distance of 12.00 feet;

THENCE South 79° 19' 17" East, a distance of 32.53 feet to a point in a line parallel with and distant 4.00 feet southwesterly, as measured at right angle to said southwesterly line of Tyler Street;

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RIVERSIDE 91 FREEWAY

AT & SF RR

INDIANA S.H.M. 2/150

N 67°13'10"E 1096.72'

N 67°25'53"W 27.46'

AVENUE

1094.48'

R. L. & I. Co.

LOT 2 BLOCK 37

LOT 1 M.S. 1/70 S.B. Co.

N 55°30'55"E 140.84'

113.88'

32.53'

1318.48'

185.07'

185.07'

RACINE DR.

N 34°16'57"W 497.82'

11.23'

S 55°41'20"W

1318.48'

STREET

N 34°19'25"W

S.E. Cor.

TYLER

COMANCHE AVE.

ALCONQUIN

WINNEBAGO

CHEROKEE

CURVE DATA

LT.	R	Δ	L
A	500.86'	11°32'15"	100.86'
B	533.86'	11°32'15"	107.50'
C	544.86'	11°32'15"	109.72'

REV. 8/12/86 Kgs

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

5/20-4

SCALE: 1" =

DRAWN BY Kgs DATE 6/23/86

SUBJECT C-17-845

ST. WIDENING

11559